

October 29, 2021

To: Members of Zionsville Board of Zoning Appeals

Cc: Josh Garrett
Joe Culp
Wayne DeLong

Re: 2021-44-DSV

I would like to comment on the subject petition for variances at 395 Walnut Street, Zionsville, from two perspectives:

- 1) In the context of the current move by the Town toward designating a Residential Historic District, with all the added burdens on property owners who wish to improve their properties, this appears to be an example.... thus, I have copied Mr. Garrett and Mr. Culp. Many citizens believe, and have stated in public meetings, that prior to any new ordinances, the Town should first do a better job with evaluating proposed exceptions to the existing rules. These rules for setbacks and lot coverage have been available to the purchasers of property in the village, and yet expectations continue that many, many properties deserve approval of a variance so that larger residences can be built. I ask that the BZA critically review new requests with a view toward compliance with these known, consistent rules rather than feeding the current move toward a new ordinance to police the architecture in the village via some unknown and very subjective interpretations by a new committee.
- 2) Specific to the subject property, everyone I know is very happy that the old church is being saved, and I'm certain the designers and new owners will do a great job of improving this property. However, when denying lot coverage of over 50% to add a swimming pool and a two-car garage/carriage house is viewed as an unnecessary hardship, then I don't see how these precedents can end well. The setback requests I believe to be reasonable, given the effort to restore the current structure.

I ask the BZA to challenge this property owner to come up with a plan for use of the property that will not expand the lot coverage beyond the current 40%. This will best preserve the integrity of the current development standards and help the petitioner to enhance the character of the village.

Thank you,

Mike Zeller
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